

2025 CERTIFIED TOTALS

Property Count: 622

CTB - City of Tom Bean
ARB Approved Totals

4/17/2026

1:08:17PM

Land		Value			
Homesite:		29,308,711			
Non Homesite:		8,985,754			
Ag Market:		7,737,264			
Timber Market:		0		Total Land	(+) 46,031,729
Improvement		Value			
Homesite:		69,720,556			
Non Homesite:		29,561,679		Total Improvements	(+) 99,282,235
Non Real		Count	Value		
Personal Property:		72	4,263,024		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 4,263,024
				Market Value	= 149,576,988
Ag	Non Exempt	Exempt			
Total Productivity Market:	7,737,264	0			
Ag Use:	17,140	0		Productivity Loss	(-) 7,720,124
Timber Use:	0	0		Appraised Value	= 141,856,864
Productivity Loss:	7,720,124	0		Homestead Cap	(-) 6,925,659
				23.231 Cap	(-) 321,992
				Assessed Value	= 134,609,213
				Total Exemptions Amount (Breakdown on Next Page)	(-) 23,506,935
				Net Taxable	= 111,102,278

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	789,053	789,053	2,776.45	2,776.45	6			
OV65	24,067,415	22,289,923	81,793.47	83,731.99	109			
Total	24,856,468	23,078,976	84,569.92	86,508.44	115	Freeze Taxable	(-) 23,078,976	
Tax Rate	0.5885700							
						Freeze Adjusted Taxable	= 88,023,302	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 602,648.67 = 88,023,302 * (0.5885700 / 100) + 84,569.92

Certified Estimate of Market Value: 149,576,988
 Certified Estimate of Taxable Value: 111,102,278

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	6	0	0	0
DV1	2	0	10,000	10,000
DV3	3	0	30,000	30,000
DV4	12	0	84,000	84,000
DV4S	1	0	12,000	12,000
DVHS	8	0	2,350,143	2,350,143
DVHSS	1	0	166,640	166,640
EX-XN	4	0	72,334	72,334
EX-XR	1	0	209,514	209,514
EX-XV	30	0	20,055,080	20,055,080
EX366	30	0	22,534	22,534
OV65	124	337,500	0	337,500
SO	1	157,190	0	157,190
Totals		494,690	23,012,245	23,506,935

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Land		Value		
Homesite:		0		
Non Homesite:		0		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 0
Improvement		Value		
Homesite:		0		
Non Homesite:		0	Total Improvements	(+) 0
Non Real		Count	Value	
Personal Property:	1	305		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 305
			Market Value	= 305
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 305
Productivity Loss:	0	0	Homestead Cap	(-) 0
			23.231 Cap	(-) 0
			Assessed Value	= 305
			Total Exemptions Amount	(-) 305
			(Breakdown on Next Page)	
			Net Taxable	= 0

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 0 * (0.588570 / 100)

Certified Estimate of Market Value:	305
Certified Estimate of Taxable Value:	0
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX366	1	0	305	305
Totals		0	305	305

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Ag Market:		7,737,264			
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Improvement		Value			
Homesite:		69,720,556			
Non Homesite:		29,561,679		Total Improvements	(+) 99,282,235
Non Real		Count	Value		
Personal Property:		73	4,263,329		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 4,263,329
				Market Value	= 149,577,293
Ag	Non Exempt	Exempt			
Total Productivity Market:	7,737,264	0			
Ag Use:	17,140	0		Productivity Loss	(-) 7,720,124
Timber Use:	0	0		Appraised Value	= 141,857,169
Productivity Loss:	7,720,124	0		Homestead Cap	(-) 6,925,659
				23.231 Cap	(-) 321,992
				Assessed Value	= 134,609,518
				Total Exemptions Amount (Breakdown on Next Page)	(-) 23,507,240
				Net Taxable	= 111,102,278

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	789,053	789,053	2,776.45	2,776.45	6			
OV65	24,067,415	22,289,923	81,793.47	83,731.99	109			
Total	24,856,468	23,078,976	84,569.92	86,508.44	115	Freeze Taxable	(-) 23,078,976	
Tax Rate	0.5885700							
						Freeze Adjusted Taxable	= 88,023,302	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 602,648.67 = 88,023,302 * (0.5885700 / 100) + 84,569.92

Certified Estimate of Market Value: 149,577,293
 Certified Estimate of Taxable Value: 111,102,278

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

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EX-XV	30	0	20,055,080	20,055,080
EX366	31	0	22,839	22,839
OV65	124	337,500	0	337,500
SO	1	157,190	0	157,190
Totals		494,690	23,012,550	23,507,240

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	398	327.9663	\$2,794,034	\$94,961,617	\$85,600,751
B	MULTIFAMILY RESIDENCE	16	5.5956	\$261,501	\$6,109,574	\$5,958,288
C1	VACANT LOTS AND LAND TRACTS	23	8.3557	\$0	\$853,334	\$809,612
D1	QUALIFIED OPEN-SPACE LAND	31	283.3465	\$0	\$7,737,264	\$17,127
D2	IMPROVEMENTS ON QUALIFIED OP	8		\$0	\$59,316	\$59,316
E	RURAL LAND, NON QUALIFIED OPE	37	110.4254	\$8,981	\$6,352,421	\$5,701,068
F1	COMMERCIAL REAL PROPERTY	18	9.4865	\$0	\$7,714,130	\$7,695,173
F2	INDUSTRIAL AND MANUFACTURIN	1	1.3720	\$0	\$459,130	\$459,130
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$406,986	\$406,986
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$1,024,972	\$1,024,972
J4	TELEPHONE COMPANY (INCLUDI	2	0.1722	\$0	\$148,980	\$148,980
J7	CABLE TELEVISION COMPANY	1		\$0	\$36,608	\$36,608
L1	COMMERCIAL PERSONAL PROPE	30		\$0	\$2,553,963	\$2,396,773
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$47,483	\$47,483
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$16,870	\$16,870
O	RESIDENTIAL INVENTORY	5	1.0405	\$626,053	\$723,141	\$723,141
X	TOTALLY EXEMPT PROPERTY	65	104.9717	\$0	\$20,371,199	\$0
Totals			852.7324	\$3,690,569	\$149,576,988	\$111,102,278

2025 CERTIFIED TOTALS

Property Count: 1

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Under ARB Review Totals

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State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
X TOTALLY EXEMPT PROPERTY	1		\$0	\$305	\$0
	Totals	0.0000	\$0	\$305	\$0

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Grand Totals

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State Category Breakdown

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D1	QUALIFIED OPEN-SPACE LAND	31	283.3465	\$0	\$7,737,264	\$17,127
D2	IMPROVEMENTS ON QUALIFIED OP	8		\$0	\$59,316	\$59,316
E	RURAL LAND, NON QUALIFIED OPE	37	110.4254	\$8,981	\$6,352,421	\$5,701,068
F1	COMMERCIAL REAL PROPERTY	18	9.4865	\$0	\$7,714,130	\$7,695,173
F2	INDUSTRIAL AND MANUFACTURIN	1	1.3720	\$0	\$459,130	\$459,130
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$406,986	\$406,986
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$1,024,972	\$1,024,972
J4	TELEPHONE COMPANY (INCLUDI	2	0.1722	\$0	\$148,980	\$148,980
J7	CABLE TELEVISION COMPANY	1		\$0	\$36,608	\$36,608
L1	COMMERCIAL PERSONAL PROPE	30		\$0	\$2,553,963	\$2,396,773
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$47,483	\$47,483
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O	RESIDENTIAL INVENTORY	5	1.0405	\$626,053	\$723,141	\$723,141
X	TOTALLY EXEMPT PROPERTY	66	104.9717	\$0	\$20,371,504	\$0
	Totals		852.7324	\$3,690,569	\$149,577,293	\$111,102,278

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	386	309.3996	\$2,783,892	\$93,462,169	\$84,329,344
A2	REAL-RESIDENTIAL MOBILE HOMES	9	12.1270	\$0	\$868,083	\$640,042
A4	REAL-OTHER IMPROVEMENTS WITH	7	6.4397	\$10,142	\$631,365	\$631,365
B1	REAL-RESIDENTIAL DUPLEXES	14	4.5481	\$261,501	\$4,202,646	\$4,202,646
B2	REAL-RESIDENTIAL APARTMENTS	2	1.0475	\$0	\$1,906,928	\$1,755,642
C1	REAL-VAC PLATTED LOTS-RESIDENT	13	6.3840	\$0	\$632,403	\$588,681
C1C	REAL-VAC PLATTED LOTS - COMMER	10	1.9717	\$0	\$220,931	\$220,931
D1	REAL-ACREAGE WITH AG	31	283.3465	\$0	\$7,737,264	\$17,127
D2	FARM & RANCH IMPS ON AG QUALI	8		\$0	\$59,316	\$59,316
E	REAL-NON QUAL OPEN SPACE LAND	37	110.4254	\$8,981	\$6,352,421	\$5,701,068
F1	COMMERCIAL REAL PROPERTY	18	9.4865	\$0	\$7,714,130	\$7,695,173
F2	INDUSTRIAL REAL PROPERTY	1	1.3720	\$0	\$459,130	\$459,130
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$406,986	\$406,986
J3	ELECTRIC COMPANY (INCLUDING CC	3		\$0	\$1,024,972	\$1,024,972
J4	TELEPHONE COMPANY (INCLUDING	2	0.1722	\$0	\$148,980	\$148,980
J7	CABLE TELEVISION COMPANY	1		\$0	\$36,608	\$36,608
L1	COMMERCIAL PERSONAL PROPER	18		\$0	\$2,315,638	\$2,315,638
L2	INDUSTRIAL PERSONAL PROPERTY	2		\$0	\$47,483	\$47,483
L4	LEASE ACCOUNTS	14		\$0	\$238,325	\$81,135
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$16,870	\$16,870
O1	RESIDENTIAL INVENTORY	5	1.0405	\$626,053	\$723,141	\$723,141
X	DO NOT USE	65	104.9717	\$0	\$20,371,199	\$0
Totals			852.7324	\$3,690,569	\$149,576,988	\$111,102,278

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
X DO NOT USE	1		\$0	\$305	\$0
Totals		0.0000	\$0	\$305	\$0

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J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$406,986	\$406,986
J3	ELECTRIC COMPANY (INCLUDING CC	3		\$0	\$1,024,972	\$1,024,972
J4	TELEPHONE COMPANY (INCLUDING	2	0.1722	\$0	\$148,980	\$148,980
J7	CABLE TELEVISION COMPANY	1		\$0	\$36,608	\$36,608
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O1	RESIDENTIAL INVENTORY	5	1.0405	\$626,053	\$723,141	\$723,141
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Effective Rate Assumption

4/17/2026 1:09:07PM

New Value

TOTAL NEW VALUE MARKET: **\$3,690,569**
 TOTAL NEW VALUE TAXABLE: **\$3,690,568**

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	1	2024 Market Value	\$0
ABSOLUTE EXEMPTIONS VALUE LOSS				\$0

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	2	\$0
DVHS	Disabled Veteran Homestead	1	\$206,334
OV65	OVER 65	8	\$22,500
PARTIAL EXEMPTIONS VALUE LOSS			\$233,834
NEW EXEMPTIONS VALUE LOSS			\$233,834

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$233,834

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
295	\$265,632	\$23,477	\$242,155

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
286	\$263,743	\$22,699	\$241,044

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
295	\$263,137	\$5,342	\$257,795

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
286	\$262,199	\$5,534	\$256,665

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$305	\$0

2025 CERTIFIED TOTALS

CTB - City of Tom Bean
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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